

**Project Narrative**  
**For the**  
**APS**  
**East End Substation**  
**17490 N. 91<sup>st</sup> Street**  
**Scottsdale, AZ**

Zoning-I-1  
Parcel Size-3.64 Acres  
No Buildings are planned  
Setbacks are a minimum of 50' on all sides  
No Parking is planned or required

APS is planning a 69 KV to 12 KV Distribution Substation on the indicated site. The substation is used to receive power from the incoming 69 KV lines and then distribute this power at 12 KV to the surrounding areas. The electrical substation is an unmanned facility that will contain electrical equipment and steel support structures as well as an enclosure for the station's electronic and computerized controls. Once completed, the only traffic/personnel anticipated at the site will be for monthly inspection of the station's equipment and back-up systems.

Safety concerns require the site to be walled in with a minimum of 10' horizontal set aside outside this perimeter wall. This set aside area will have low-lying shrubs and desert landscaping is preferred. The remaining area of the site will be landscaped in accordance with City of Scottsdale requirements. APS safety and security standards require a 10-foot high wall. APS will use architectural wall details for color and texture. We are proposing the use of DC Ranch wall details that meld the proposed development to that development to the North and East of our site.

There will be access by fire personnel only after all equipment has been de-energized and a qualified APS representative is present. This Procedure may be worked further with the governing Fire Department. The Site is designed to contain all potential oil leaks without flow outside the perimeter walls.

The current site is vacant and is being used as a plant salvage Nursery for the DC Ranch Development. The surrounding area is undeveloped. DC Ranch is providing an access road from Palo Brea Bend South along the planned 91<sup>st</sup> Street Alignment. The site is adjacent to the existing Overhead Extra High Voltage Power corridor. The overall storm water drainage is part of the DC Ranch drainage plan. Onsite storm water will be detained as required. The substation has no occupied buildings and the 100 year storm level is not a concern for operation.

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# SITE PLAN - EAST END SUBSTATION

LEGEND:	EXISTING	PROPOSED
MONUMENT LINE		
PAVEMENT		
EASEMENT LINE		
UTILITY POLE		
ELECTRIC MANHOLE		
SEWER MANHOLE		
TELEPHONE MANHOLE		
ELECTRIC SWITCH CABINET		
ELECTRIC VAULT		
OVERHEAD ELECTRIC		
SURFACE FLOW DIRECTION		

## GENERAL NOTES:

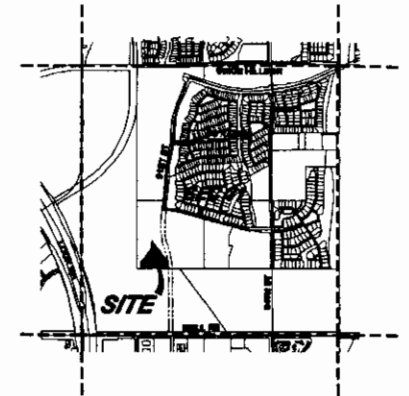
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED 12KV ELECTRIC UTILITIES WILL BE PLACED UNDERGROUND.
- NO ON SITE DUSK TO DAWN TYPE LIGHTING REQUIRED. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- THERE SHALL BE NO SANITARY SEWER LINES REQUIRED FOR THIS PROJECT.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 35' FROM THE PROPERTY LINE AND 35' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREET OR ADJACENT RESIDENTIAL AREAS.

## SITE PLAN KEYNOTES:

- 10' CMU WALL PER DC RANCH SPEC
- 91st ALIGNMENT AND CONSTRUCTION BY OTHERS
- 50cbs WASH OR GREATER IDENTIFIED BY C.O.S.
- DC RANCH DRIVEWAY (54'-2N-89'7 BY WOOD/PATEL)
- APS ELECTRICAL EQUIPMENT
- 404 WASH BOTTOM IDENTIFIED BY OTHERS
- 404 BUFFER BOUNDARY IDENTIFIED BY OTHERS
- 4" ABC INTERIOR SURFACE
- EXISTING UTILITY CORRIDOR
- 35' x 35' VISIBILITY TRIANGLE

## PROJECT DATA:

PARCEL NUMBER: = 217-12-005E MCR  
GROSS AREA: = 3.64 ACRES / 158,575 S.F.  
NET AREA: = 0.98 ACRES / 42,832 S.F.  
ZONING: = I-1 PCD  
LOT COVERAGE: = LESS THAN 2% (<1100 S.F.)  
PARKING REQUIRED: = 0  
PARKING PROVIDED: = 0  
EQUIPMENT HEIGHT: = MAXIMUM 14'-6"



## VICINITY MAP

3"=1 MILE

## PROJECT LOCATION:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## OWNER/DEVELOPER:

ARIZONA PUBLIC SERVICE COMPANY (APS)  
P.O. BOX 53633  
PHOENIX, ARIZONA 85072-3633

## APS PROJECT COORDINATOR:

STEVE DEMING, P.E.  
PH. 602-371-5245  
FAX 602-371-7625

CHRIS NOFER, SENIOR DESIGNER  
PH. 602-371-5336

## BENCHMARK:

CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE INTERSECTION OF 94TH STREET AND BELL ROAD. ELEVATION = 1570.29 - NAVD 88 DATUM

**CERTIFICATION:** I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

## BASIS OF BEARING:

THE BASIS OF BEARING IS A STRAIGHT LINE CALCULATED BETWEEN THE NORTHWEST CORNER OF NORTHEAST QUARTER, SOUTHWEST QUARTER OF SECTION 31 AND THE SOUTHWEST CORNER OF NORTHEAST QUARTER, SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, USING A BEARING OF NORTH 00°32'25" WEST.

28-UP-2005  
12-22-05



## 1 PRELIMINARY SITE PLAN

SCALE: 1" = 40'



## PROJECT DESCRIPTION:

APS IS PLANNING A 69 KV TO 12 KV DISTRIBUTION SUBSTATION ON THE INDICATED SITE. THE SUBSTATION IS USED TO RECEIVE POWER FROM THE INCOMING 69KV LINES AND THEN DISTRIBUTE THIS POWER AT 12 KV.

THE ELECTRICAL SUBSTATION IS AN UNMANNED FACILITY THAT WILL CONTAIN ELECTRICAL EQUIPMENT AND STEEL SUPPORT STRUCTURES AS WELL AS AN ENCLOSURE FOR THE STATION'S ELECTRONIC AND COMPUTERIZED CONTROLS. ONCE COMPLETED, THE ONLY TRAFFIC/PERSONNEL ANTICIPATED AT THE SITE WILL BE FOR SHORT DURATION MONTHLY INSPECTIONS OF THE STATION'S EQUIPMENT AND BACK-UP SYSTEMS. SAFETY CONCERNS REQUIRE THE SITE TO BE FENCED WITH A MINIMUM OF 10' SET ASIDE OUTSIDE THIS PERIMETER FENCE. THIS SET ASIDE AREA IS TO REMAIN FREE OF LANDSCAPING OR OTHER APPURTENANCES THAT WOULD ALLOW CLIMBING ACCESS OVER THE WALL. LOW LYING SHRUBS AND DESERT LANDSCAPING IS PREFERRED.

ACCESS BY FIRE PERSONNEL ONLY AFTER ALL EQUIPMENT HAS BEEN DE-ENERGIZED AND A QUALIFIED APS REPRESENTATIVE IS PRESENT TO ASSURE NO ELECTRICAL HAZARD EXISTS.

## PARCEL DESCRIPTION:

A Portion of DC Ranch  
A parcel of land lying within Section 31, Township 4 North, Range 8 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:  
Commencing at the southwest corner of the northeast quarter of the southwest quarter of said Section 31, a 1/4" rebar, from which the northwest corner of the northeast quarter of said section, a 1/4" rebar, bears North 00°32'25" West, a distance of 1320.57 feet;  
THENCE along the south line of the north half of the southwest quarter of said section, North 89°58'20" East, a distance of 100.12 feet to the POINT OF BEGINNING;  
THENCE leaving said south line, North 00°14'00" West, a distance of 142.48 feet;  
THENCE North 37°43'14" East, a distance of 317.32 feet;  
THENCE North 04°38'41" East, a distance of 146.04 feet, to the southwesterly line of that certain 240 foot electric easement, recorded in Docket No. 4278, page 346, Maricopa County Records, (M.C.R.);  
THENCE along said southwesterly line, South 39°07'28" East, a distance of 518.88 feet to the beginning of a non-tangent curve;  
THENCE leaving said southwesterly line, southerly along said curve, having a radius of 982.00 feet, concave westerly, whose radius bears South 81°04'20" West, through a central angle of 07°05'33", a distance of 119.08 feet, to said south line of the north half of the southwest quarter of said section and a point of intersection with a non-tangent line;  
THENCE along said south line, South 89°58'20" West, a distance of 821.37 feet, to the POINT OF BEGINNING.  
Containing 3.6404 acres, or 158,575 square feet of land, more or less.  
This parcel description is based on the Results of Survey of a Portion of DC Ranch, recorded in Book 428, page 36, M.C.R.

## NO CONFLICT SIGNATURE BLOCK

Utility	Utility Company	Name of Company Representative	Telephone Number	Date Signed
Electric				
Telephone				
Natural Gas				
Cable TV				
Other				

Engineer's Certification  
I, \_\_\_\_\_, as the Engineer of Record for this development, hereby certify that all utility easements listed above have been provided for in the development plans for this project, and that all conflicts have been resolved. In addition, the "No Conflict" forms have been obtained from each utility company, and are included in this portfolio. All public and private utility easements, and be placed such that they do not negatively impact the use of any dedicated easements or right-of-way including, but not limited to, stormwater storage basins, sight triangles easements, and NACB or other open space easements.

## CITY OF SCOTTSDALE

REVIEW AND RECOMMENDED APPROVAL BY:

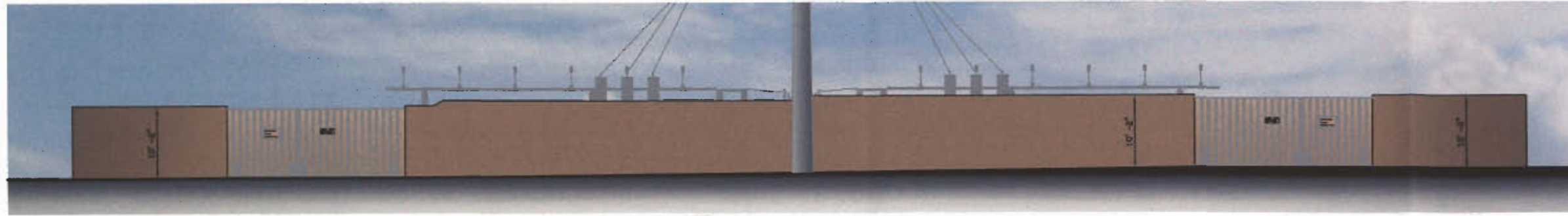
PAVING	TRAFFIC
G&D	PLANNING
W&S	FIRE
STRUCTURAL	NET WALLS

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

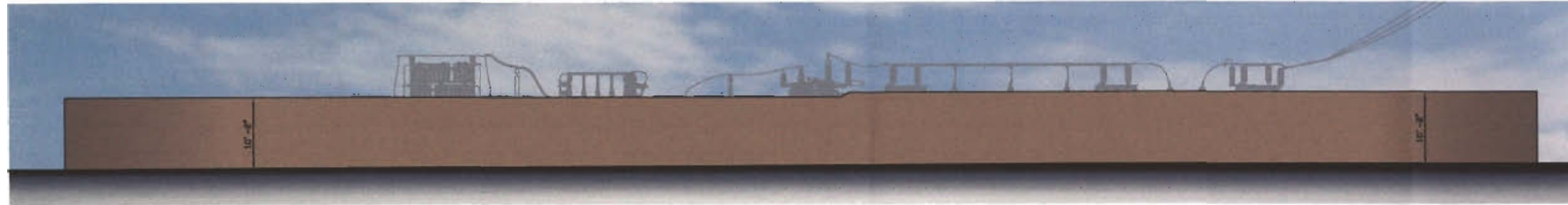
ENGINEERING COORDINATION MGR. (OR DESIGNED) DATE: \_\_\_\_\_

NO.	DATE	REVISION	OWN	CHD	END	RWD	W.A.
SITE PLAN EAST END SUBSTATION 17490 NORTH 91st STREET, SCOTTSDALE, AZ							
SCALE: AS SHOWN DATE: 12-05-05							
CAN	APPROVED	SHAUN WHITEY ENGINEERING SUPERVISOR					
CAN	REVIEWED	W227107					
EXTENDED	SHD	C1.1 APS DRAWING NO. 151299-2					

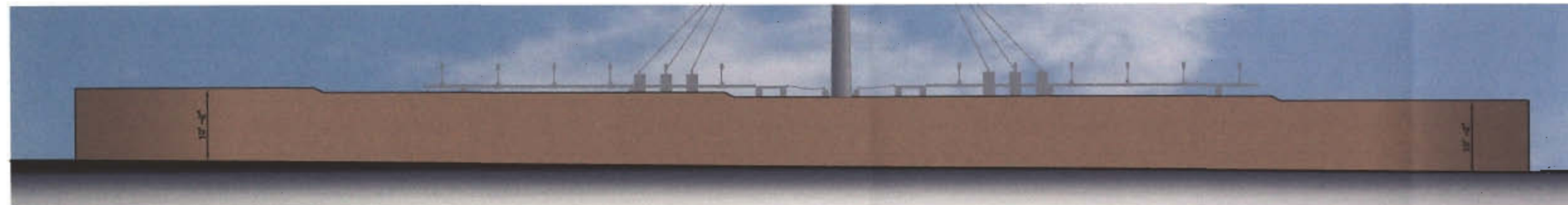
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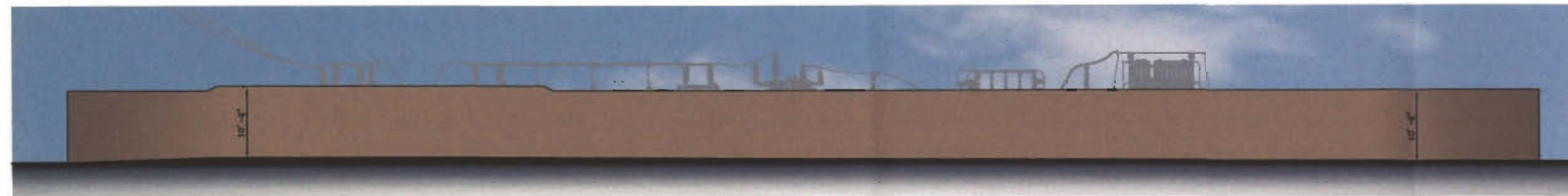
1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"




4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"


GENERAL NOTES:

1. WALL TO BE COMPRISED OF: 8"x8"x16" STANDARD C.M.U.
2. ROLLING GATES TO BE PAINTED. COLOR: TO MATCH WALL COLOR.
3. GENERAL PAINT SCHEME: STUCCO WILL BE A TWO-COAT APPLICATION WITH A MINIMUM THICKNESS OF 3/8". MATCH DC RANCH WALL COLOR.
4. LANDSCAPING NOT SHOWN FOR CLARITY.
5. GRADE AS REQUIRED AT FOOT OF WALL SO THAT THE EXTERIOR MASONRY WALL HEIGHT IS A MINIMUM OF 10'-0".
6. WARNING SIGNS TO BE MOUNTED ON THE ENTRANCE GATES AND SPACED ALONG THE EXTERIOR WALL AT A MAXIMUM DISTANCE OF 60' PER SUBSTATION STANDARD MT06. SIGNS TO BE 5'-0" ABOVE FINISH GRADE.
7. SUBSTATION NAME SIGN TO BE CENTERED ON AN ENTRANCE GATE, AS SHOWN, AND 5'-0" ABOVE FINISH GRADE.

28-UP-2005  
12-22-05

NO.	DATE	REVISION	DES	CHK	APP	BY
CONCEPTUAL WALL ELEVATIONS EAST END SUBSTATION 17490 NORTH 91st STREET, SCOTTSDALE, AZ						
						
SCALE: 1/8" = 1'-0" DATE: 12-09-05						
DESIGNED HOT	APPROVED SHD	DRAWN BY SHAWN WHITEY		USE PERMIT APPLICATION 2		
CHECKED CAN	REVIEWED SHD	V. A. 1227107		APS DRAWING NO. 501299-2		



NO.	DATE	REVISION	DRN	CHG	END	RPWD	E. A.
<p>ARTISTIC RENDERING OF WALL AND MATERIALS EAST END SUBSTATION 17490 NORTH 91st STREET, SCOTTSDALE, AZ</p>							
							
SCALE AS SHOWN						DATE 12-12-05	
OWNER	APPLICANT		<p>USE PERMIT APPLICATION</p> <p><b>3</b></p>			<p>APS DRAWING NO. 501299-3</p>	
CAN	SHAUN WHITEY						
ENGINEER	ENR LICENSE NO. SUPPLY 0000						
CAN	REVISED		E. A.				
OWNER	SHD	W227107					